



City of Albany

Secondary Residential Units

A **Secondary Residential Unit** (SRU) is a separate dwelling unit that contains independent kitchen, sleeping and bathroom facilities, which is located on a lot with a residential use and is subordinate to main dwelling. A Secondary Residential Unit permit is required through the Planning Department. This review is administrative and does not require a public hearing notice. Once the permit is approved, the applicant may apply for the Building Permit, which is a separate process.

A secondary residential unit may be constructed in the following configurations:

- Within the main dwelling unit
- As an addition to the main dwelling unit
- As a detached structure on a parcel with the main dwelling

Pursuant to Section 20.20.080 of the Albany Municipal Code, Secondary Residential Units are allowed by right in the following Zoning Districts:

- R-1 (Residential Single Family)
- R-2 (Residential Medium Density)
- R-3 (Residential High Density)
- RHD (Residential Hillside Development) Zoning Districts

Secondary Units are subject to the following development standards:

- **Parking Requirement**
 - One off-street parking space is required for second unit and one space is required for the main unit. The parking may be located in tandem in the existing driveway and in the front yard setback.
- **Detached Building Height**
 - Detached secondary units shall not exceed sixteen feet in height and shall fit within an envelope 9 ft. in height at a 45 degree daylight plane when located less than 3 ft. from the property lines.
- **Setbacks**
 - No secondary unit shall occupy more than 30 % of the required setback area, or more than 30 % of the entire rear yard, whichever is greater.
 - Detached secondary units shall not have openings (windows, doors and vents) within three feet of property line.
 - Detached secondary units shall be at least six feet from main structure.
- **Size Restriction**
 - The second unit shall not exceed 650 sq.ft. in area. Two bedrooms may be allowed. In no case shall size of secondary unit exceed size of primary unit.
- **Architectural Compatibility**
 - The architectural design and building materials of secondary residential unit shall be consistent with the approved Residential Design Guidelines.

For more info, contact the Community Development for any additional questions Monday, 8:30 AM to 7:00 PM, Tuesday through Thursday 8:30 AM to 5:00 PM, and Friday 8:30 AM to 12:30 PM (closed Noon – 1:15 PM, Mon. – Thurs.) at 1000 San Pablo Avenue, Albany, CA 94706 (510) 528-5760. <http://www.albanycal.org/>